



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Betty Rogers
959 Watergate Court
Mobile, AL 36693

Re: West side of Demetropolis Road, 230'± North of Ebenezer Drive.
Council District 4
SUB2015-00122
Dinkins Estate Family Subdivision
3 Lots / 1.4± Acre

Dear Applicant(s)/ Property Owner(s):

At its meeting on November 5, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) illustration of the 25' minimum building setback line;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb with any changes to the size, design or location of the curb-cuts to be coordinated with Traffic Engineering and conform to AASHTO standards;
- 3) placement of the lot sizes in square feet and acres, or placement of a table on the plat with the same information;
- 4) compliance with Engineering comments, as applicable (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide 2' contours on the Preliminary Plan. C. Provide the location, width, purpose of existing and proposed easements. Is there an ingress/egress easement along the western property line of LOT "Parcels A, B, and C" that also provides access to*

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- lots along Cookes Lane? D. Review and revise the written legal description or written bearing and distance along the south side of Proposed LOT "Parcel C". E. Revise the plat to show the correct lot sizes or the correct LOT SIZE DATA. F. Add the various property corner designations to the legend. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #86) the Lot(s) will receive NO historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. J. Suggest removing NOTES #7 as the Preliminary Plan does not show any common areas or any detention areas. K. Remove NOTES #15: The Mobile County Engineering Department will not be reviewing or signing this plat. L. In NOTES #16: Provide and label the basis of bearing and provide recording data of the previous survey used. M. Make sure that the correct year is used in the NOTARY PUBLIC and PLANNING COMMISSION signature blocks. N. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 5) compliance with Traffic Engineering comments, as applicable (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
 - 6) compliance with Urban Forestry comments, as applicable (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and*
 - 7) compliance with Fire comments, as applicable (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).).*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.


If you have any questions regarding this action, please call this office at 251-208-5895.

Dinkins Estate Family Subdivision
November 16, 2015

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Allean Dinkins (c/o Oliver Verdia)
Gulf States Engineering